



High Street, Wilburton, CB6 3RA

CHEFFINS

High Street

Wilburton,
CB6 3RA

- Established Semi Detached Home
- Modernised by the Current Owner
- 3 Bedrooms & Refitted Bathroom
- Gardens, Spacious Driveway & Garage
- Convenient Village Location
- Freehold / Council Tax Band C / EPC Rating D

An established semi detached home having been comprehensively modernised by the current owner and conveniently located for access to both Ely and Cambridge.

Accommodation comprises entrance hall, modern cloakroom, superb refitted kitchen/dining room, lounge, 3 bedrooms and refitted bathroom.

Outside there is an enclosed rear garden, spacious driveway and single garage which offers scope for conversion to a work room (subject to any necessary consents).

The property has the benefit of upvc double glazing and oil fired central heating with a replacement boiler. Viewing highly recommended.



Guide Price £375,000



LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London.

ENTRANCE HALL

With stairs to first floor, door to front aspect, deep cloaks cupboard housing the replacement fuse box, radiator.

CLOAKROOM

With modern suite comprising pedestal hand wash basin, low level WC, double glazed window to side aspect, heated towel rail.

LOUNGE

With large double glazed window to front aspect and French doors to rear garden, feature wood burning stove with oak beam above, television point, wood effect flooring, 2 radiators.

KITCHEN / DINING ROOM

With 2 double glazed windows and door to rear garden, kitchen area refitted with wall and base level storage units, drawers and oak effect work surfaces, built-in electric single oven, hob and extractor hood, integrated washer/dryer and dishwasher, ceramic sink unit and drainer, contemporary vertical radiator.

FIRST FLOOR LANDING

With double glazed window to rear aspect, access to loft which is boarded, has a pull down ladder and light connected.

BEDROOM 1

With double glazed window to front aspect, airing cupboard housing hot water cylinder with shelving above, built in wardrobe, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, built-in wardrobe, radiator.

BATHROOM

Refitted with suite comprising low level WC, vanity unit with wash basin, bath, separate shower cubicle with power shower, patterned tiled floor, double glazed window to rear aspect, heated towel rail.

OUTSIDE

To the front of the property there is a spacious driveway providing ample off street parking and a garden with

attractive small trees. There is a garage with replacement front and rear doors, power and light connected. There is potential to convert the garage into a separate work space, subject to all necessary consents being obtained. Gated pedestrian access leads alongside the house to the rear garden which is fully enclosed, offers an excellent degree of privacy and has a patio and variety of shrubs and plants. There is also an external power point, oil storage tank and an enclosed replacement oil fired central heating boiler.

AGENTS NOTE

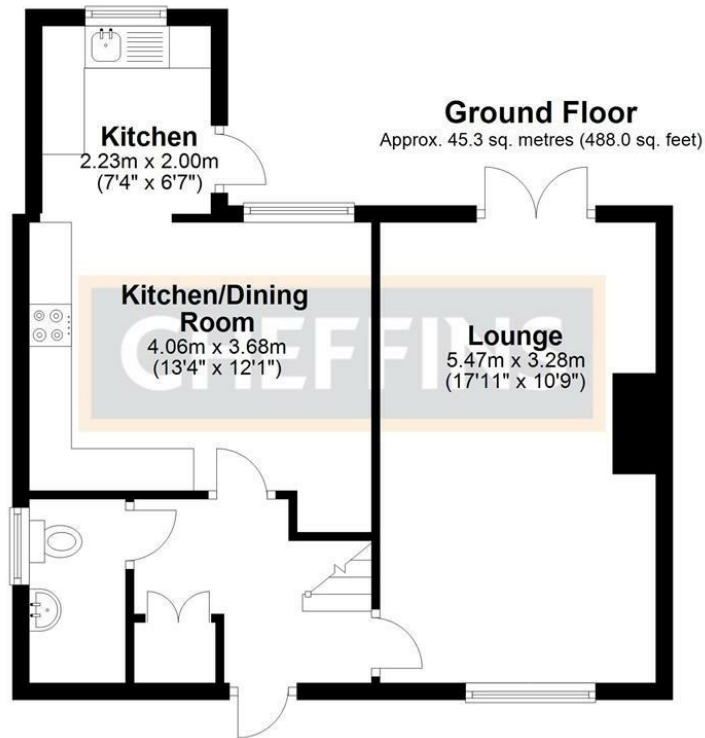
Please note that the front photograph was taken from previous marketing.

VIEWING

Strictly by appointment with the Agents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 86.2 sq. metres (928.2 sq. feet)

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.